

# REAL ESTATE AND BUSINESS ACTIVITY

## SPRING OFFERINGS IN LOCAL STORES

Trade Conditions Normal. With Volume of Business Above Last Year.

## FIRST CONSIGNMENTS ARRIVE FROM THE EAST

Demand for Farm Implements Indicates Prosperous Outlook for Next Season.

Stocks in the local stores have been brightened considerably during the last week by the arrival of a few consignments of new spring goods. Sales have increased correspondingly in nearly all lines and the volume of business so far shows an increase over the first six weeks of 1909. The dry goods dealers report that they have succeeded in making an excellent "clean-up" of winter goods. These sales have been appreciated by hundreds of thrifty women who have anticipated their needs for next fall and saved 20 per cent or more on their purchases of heavy goods.

Stocks of shoes have been generally replenished, following the clearance sales and nearly all of the stores are displaying attractive lines of spring and summer footwear while the demand for oxfords is increasing daily. Attempts to rush the season on the part of milliners have met with little success so far although many of the shops are showing spring styles in profusion.

## Many Buyers in East.

Nearly all of the buyers are still in the east and the bulk of their purchases will not arrive until the latter part of next month. Prices on most of the lines of merchandise handled by the department stores are slightly higher than last year but the advances are not to be compared with the advances in groceries, meats and fruits. The reason for this as explained to the consumers is that there is no iron-clad combine among the dry goods dealers of Salt Lake while the prices of all foodstuffs are maintained on an artificial basis by the combination of grocers and butchers, assisted by the commission men.

Continued increases in the sale of oleomargarine have reduced the sale of butter in Salt Lake and it is only through the control of the market by one firm that prices are maintained on the butter which is being shipped into Salt Lake from the west. Eggs are lower and the demand is increasing. Green vegetables are more plentiful and sales of California fruits are on the increase.

Local hardware dealers report a continued strong demand in all lines and many orders of farm implements have been received during the week with requests for immediate shipment.

## REAL ESTATE NEWS AND THE CITY'S BUILDING OPERATIONS

Burt & Carlquist report sales of real estate during the last week aggregating \$20,000. These sales include a fruit farm near Murray, which was sold for \$5000, while most of the other sales were of residence property. The following are reported by this company for the week: House to James H. Kirk on South Second West for \$4500; house on Snow avenue to J. W. Fletcher, from N. E. Andrus, \$2750; house on Blaine avenue, from the Deseret Mutual Investment company to N. H. Norris for \$2500; a beautiful farm of ninety-five acres east of Murray for \$5000; this place has forty acres of six and seven-year-old fruit trees, comprising peaches, apples, cherries, apricots; sold to the Co-operative Investment company; house on East Milton avenue, near Eleventh East, for \$1450; to John H. Ehn; two houses on McClellin street for \$1200 each; house on Eighth South, near West Temple, from Burt & Carlquist to Emma Mathis for \$3550.

The felt building on Main street, just north of the Boston building, is nearing completion, and it is expected that many of the rooms will be ready for occupancy before March 1st. The Vermont building on West Temple street is also nearly finished, but it will be three days or more before it will be ready for tenants.

The board of governors of the Salt Lake Real Estate association will meet early this week to decide on a new location for the secretary's office. The condition of the realty market, especially in the residence district and in Federal Heights, is well illustrated by the fact that although the number of inquiries for home sites in the beautiful addition has been larger than ever before during the last week, there have been no sales made. Stowe & Palmer call attention to this situation and explain it on the ground that recent sales of building lots in the Heights to outside buyers have turned the eyes of out-of-town investors to the property, but

## CURRAN AND POWER IN REAL ESTATE BUSINESS

F. J. Curran and Patrick Power have opened a general real estate office on the fourth floor of the Boyd Park building and the new firm is rapidly taking rank as one of the important real estate offices in the city. Mr. Curran is a native of Prince Edward Island, Canada, and served for several years as superintendent of schools. He has considerable experience in the real estate business with Kelly & Montrose of Salt Lake. Mr. Power moved to Salt Lake from Montana. He is interested in several mines in Nevada and Montana and has been associated with the Steptoe Valley Mining & Smelting company of Elko.

## GASOLINE CAR LINE IN SPOKANE ADDITION

A new street car service in which gasoline will be used for motive power will be started in Spokane about April 1 by the Boulevard Park Realty company which has recently secured an addition about one mile north of the present city limits and one mile from the present terminal of the city street car line.

The real estate men began work grading the line last week and it was reported that its cars will arrive early in March. In addition to furnishing transportation to the residents of the new district the line will be used to convey prospective customers to the addition and it will be constructed to form a belt line around the tract.

## HOMESTEADS ARE LEFT IN OLD RIVER BOTTOM

Residents of Missouri across the river from Omaha are seeking to file homestead entries on a large tract of land left by the receding of the waters of the Missouri river near Florence, Missouri. This tract comprises more than 400 acres of extremely rich soil and the contention of the would-be homesteaders is that it is government land and subject to entry.

So far, however, the matter has not been settled definitely and the outcome and final disposal of the applications are being watched with interest.

## SALT LAKE'S GROWTH SUBJECT OF INTEREST

"You may take all the southwest, but leave Salt Lake for me," said A. Richter, a local real estate dealer, just returned yesterday from a month's trip to Mexico and southern California. "Salt Lake," he continued, "shows more enterprise and growth and more improvements are under way than in any city of its size in the country."

Mr. Richter says that wherever one goes courtesies and business men are seeking their interest in Salt Lake and seeking confirmation of the reports of the marvelous growth of the city in the last few years.

## RESIDENCE LOTS SOLD: SOUTH SIDE ADDITIONS

Kimball & Richards report sales aggregating twenty lots in Glenwood, Jackson square and Hollywood additions the last week, with considerable inquiry for vacant lots, despite adverse weather conditions.

Engineers for the company are still working on the revised plat of the Sugar House addition to the city, which will be presented to the city council next month, and there is a force of twelve men and teams engaged on the street grading in the addition.

The bad weather conditions, which forbade any possibility of showing property, have prevented the closing of any new deals.

The situation is only momentary, however, and it is likely to be a break in the market at almost any time, with numerous sales as the result. Improvement in the weather is likely also to cause a resumption of building operations in the Heights. Work on the foundations of the new buildings to be erected there has necessarily been suspended during the cold weather and the coming warm spell is likely to cause considerable activity on the Heights.

J. W. Morrison, formerly of Nevada, has bought the Luvor hotel furnishings and lease at 52 South Main street for \$5000. The sale was made through A. L. Brown.

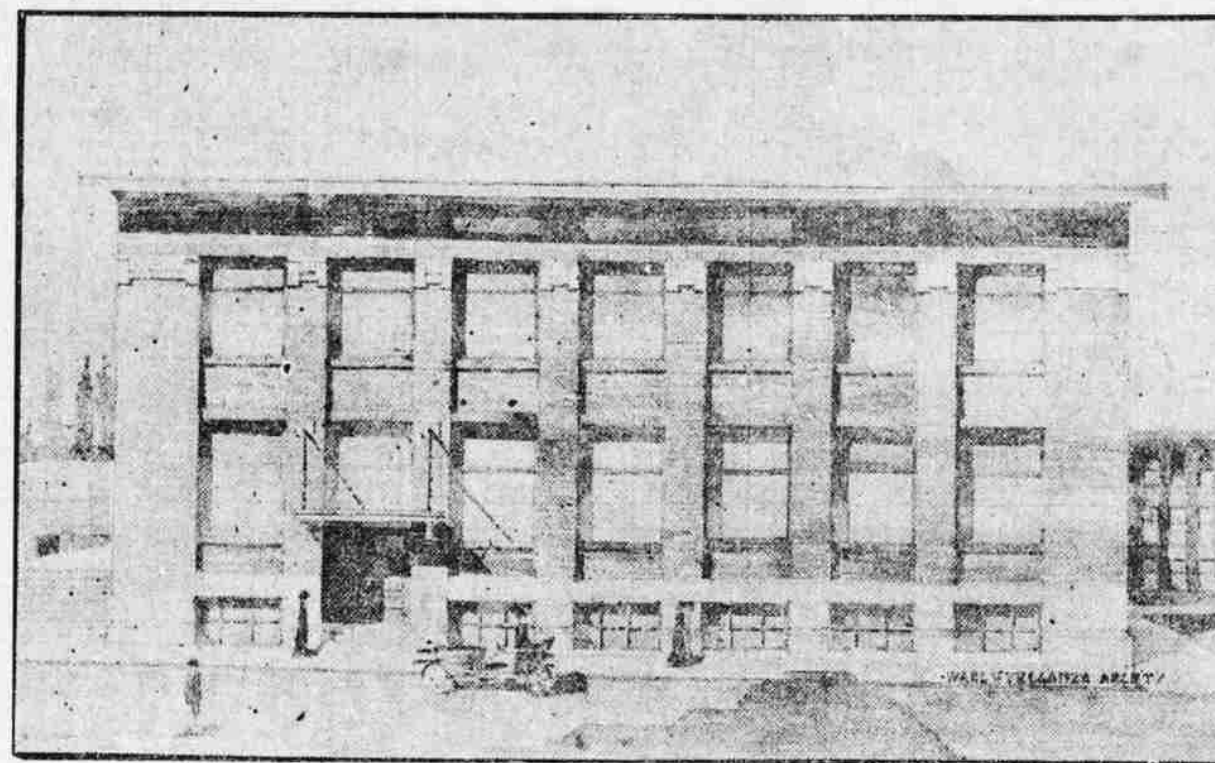
The Halloran-Judge Loan and Trust company reports the following sales for the week: Residence at 437 East Third South street, from Mary E. Mantor to E. Barstow, for \$4750; vacant lot on I street, near Sixth avenue, from Mary A. Ball to Catherine M. Johnson, for \$900; residence at 138 South Eleventh East street, from V. A. Bettilyon to C. D. Vaughan, for \$2200; residence on Maple avenue, near Eleventh East street, from D. H. Johnson to T. H. Vance, for \$3450.

Meeks & McCartney report the sale of ten lots in University Heights during the last week.

## Meeting Is Postponed.

The meeting of the Utah branch of the American Congress called at the Commercial club for Saturday night was postponed indefinitely on account of the small attendance. The meeting was to have been held for the purpose of electing three directors in place of David Keith, John Dorn and Duncan MacViehe, whose terms expired last year. These directors will serve, however, until their successors are named.

## Addition to Troy Laundry Plant



Plans for a large addition to the plant of the Troy Laundry have been completed by Ware & Treganza, architects, and work on the building shown in the accompanying illustration will be started within the next few weeks.

The building, which will practically double the capacity of the plant, will measure 260 feet, with two stories and basement. The building will be constructed of brick and stone, with an attractive entrance on Sixth East street.

between Fourth and Fifth South streets. Orders for the equipment have already been placed and the machinery will be of the most modern type throughout. In designing the building the architects have paid special attention to lighting.

## Architect Discusses Features of a Well-Appointed Residence

### Getting Best Results in Home Building

"The subject of a paper by Arthur C. Clausen, a Minneapolis architect, who has written extensively on the subject from the point of view of the practical designer of homes. 'It costs less to make a plan than it does to change it,' is one of the maxims illustrated, and likewise, 'It costs more to change a building once started than it does to build right in the first place' is another thought conveyed by the article by Mr. Clausen, who says:

"There are three things which are always uppermost in the mind of a prospective home builder. They are the cost, plan and design. Of these three the last probably knows the least about the cost and design. The plan arrangement is sometimes more easy to comprehend and he therefore gives it more attention at first than either the cost or design. The result is that when he has outlined in a rough way the approximate size and arrangement of the rooms as a guide for his architect he often has a plan entirely practical, except as to a few minor points and lack of consideration for small conveniences which will cost him in some cases many times what he cares to spend."

"The day of the small parlor is past. A large living room, or as some prefer to call it, a drawing room, in which are combined the old-time parlor, sitting room and sometimes the library has taken its place. For those who still adhere to the idea of a reception room of some sort, the separate library becomes popular.

"The dining room should always be considered as the setting for a banquet, somewhat plain, of ample size, but its chief adornment should be its furniture. In speaking thus, the sideboard is considered part of the furnishing since it is nothing but a manufactured piece of furniture after a special design. With many it is not popular, for it is of very little practical utility. With drawers in the lower part, a place can be had in which to place table linen and silverware, but the upper part has as its principal adornment a large mirror with several pieces of fine china, cut glassware or silver service. An overloaded sideboard indicates poor taste. If it must be used every day, it is better to transform it into a regular china closet.

"The plate rail is not as popular as it used to be. It is a great deal of labor and to make any practical use of it one should have a number of pieces of fine china. The dining room should be well lighted. While it does not matter so much in a large dining room it is quite necessary in a small one that the pantry or kitchen door be located near one corner so that the door will leave a free space for serving in and give the servant a crowded space in which to turn upon entering the room.

"A volume could probably be written on the arrangement of kitchens. Some women prefer small kitchens that will save steps, others declare they want kitchens large enough to

### doors about one foot greater than the width of the door.

"Reception halls can vary in size according to the size of the home and the social position held by the owner. Some people make the reception hall a very beautiful, large room, resplendent with architectural effects and fine furniture. From a practical standpoint it need be no larger than is necessary to accommodate the stairs without crowding and give ample passage room. The stairway should never be less than three feet six inches wide for the main stairway and three feet wide for the back stairway. The platforms should be perfectly square with no steps on the diagonal, commonly known as winders. The stair should be so located that the landing at the head of the stair will be as near to the center of the house as possible, making it an easy matter to reach all of the bedrooms on the second floor without a great waste of hall space.

### Small Parlor Obsolete.

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"A volume could probably be written on the arrangement of kitchens. Some women prefer small kitchens that will save steps, others declare they want kitchens large enough to

turn around in. In a family where it is the habit to have breakfast in the kitchen, a large kitchen is, of course, a necessity, but where all the meals are served in the dining room a small, well arranged kitchen (of course it can be too small) with everything arranged in proper place, is without doubt, the most practical. One of the main things to look out for in the planning of a kitchen is to see that it has not too many openings and that there is plenty of wall space for all kitchen furniture, backs up against the wall. Many people entirely forget the fact that the ice box is part of every home and that three should be an appropriate space to put it. Some people prefer to have it in the pantry where the ice is not apt to melt so fast and where it is both convenient for the dining room and kitchen. If placed in the pantry, it should always have an outside filling door. Others prefer to have it in the kitchen or in the entry.

### Kitchen Arrangements.

The sink and range should be appropriately located, it being preferable to place the sink near the pantry door or door leading to dining room where the soiled dishes can be immediately set down. It is not always convenient to make this arrangement and keep the plumbing on a line with the plumbing above, but whenever possible it should be done. The kitchen windows should be at least three feet from the floor to the sill so that the kitchen table can be placed under it and there should be a good wall space for a kitchen cupboard, either stationary or movable. Many people prefer to have the floor boxes built in a work table in the pantry where they will be away from the heat of the kitchen. Other people prefer to have it in the kitchen cabinet or under a built-in work table with a marble top. This is one of the many little things in the building of a home which goes by preference and either way is right if it suits the party most concerned.

"A clothes chute is of course always a convenience and should be included when possible. Fireplaces should always have a little iron trap door in the bottom of the hearth so that the ashes can be dumped in a pit underneath into the cellar, in order to not have to carry them through the house. The time to arrange for all these little conveniences of this nature is when having the plans prepared. Many people who attempt to build without properly prepared plans, and those things in their original rough draft or in their agreement with the builder, with the result that the bill of extras sometimes amounts to a third of the contractors' original estimate. In the undertaking of the building of a home, as in undertaking anything of importance involving many details and a large expenditure of money, well applied system always means economy."

Tribune Want Ads.  
Bell Main 5200. Independent 360

## MAHAN COMPANY TO OPEN NEW DEPARTMENT

Beginning Monday, February 21, the J. P. Mahan Investment company, with offices at 273 South West Temple street, will open a new department for the handling of business opportunities. This new feature of the company's business will be under the charge of H. I. Bowles.

### Building Permits.

Building Inspector A. B. Hirth issued sixteen permits last week for new buildings and improvements valued at \$72,200. These include improvements to be made by the United Clear Stores company at First South and Main and Third South and Main. The latter building will cost \$20,000.

## University Notes

Charles Oster, an attorney of the supreme court of France, was a visitor at the university Friday and Saturday. Mr. Oster is traveling through the country studying the people, their customs and characteristics, and also the American political institutions. After visiting several of the colleges and taking a general view of the arrangement and management of the university, he was a visitor of Dr. Kingsbury at his home.

A special examination in physics was given Saturday forenoon before a class of fifty men, made up of seniors, juniors and sophomores who have failed to obtain a passing grade in one or more of the divisions of the subject.

Final announcements as to the men who have failed to pass off the required number of hours of work will be made Monday morning. According to the present ruling no student will be permitted to remain in school who fails to pass off ten hours of his registered course. A list of thirty names was posted Friday of men who failed to pass off some of the subjects and these names will receive final action by the faculty at the regular weekly meeting Monday.

The Scribblers' club, one of the literary societies of the university, will present a short farce, entitled "The Only Way Out of It," in the university assembly room Monday evening. The play is original with the club, having been written this winter by L. L. Butler, the founder. A special feature of the evening, the new Scribblers' song composed for the occasion, will be rendered by all the members of the club. Following the play, an informal dance will be given, at which light refreshments will be served.

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## BUILDERS WAITING FOR BETTER WEATHER

### Architects Busy With Plans Many New Structures Be Erected.

Scarcity of money and untidy weather conditions responsible for holding up many real estate deals during the last week but the sales are under a number will be closed before the week ends.

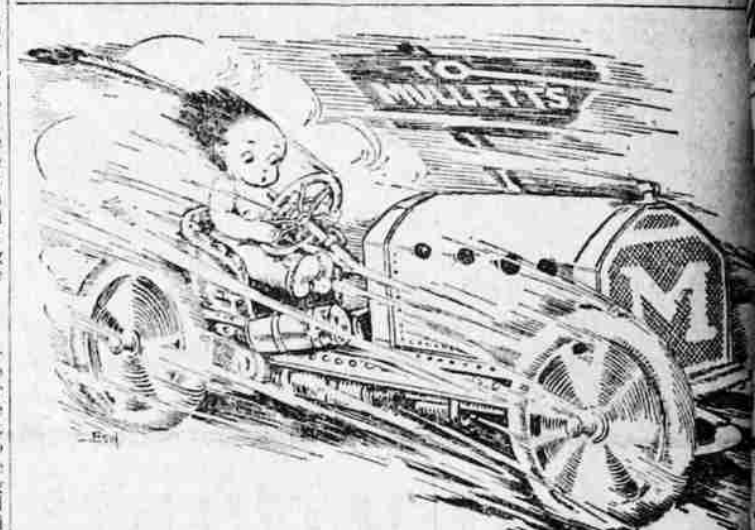
As in the last few weeks sales of residence lots and property have made up for the week's activity and the demand is increasing with the improvement in weather conditions.

Building operations are active in various parts of the city and a number of new buildings have been started. Excavation for the Utah hotel is progressing and a good start has been made on the Newhouse hotel and on a building. Excavations were started on the site of the hotel and the Architects' association they will begin clearing their new department store.

Many other improvements will be started during the month and local architects have commissions to draw several new buildings to be erected in State street.

The early completion of Denver & Rio Grande passenger line in Third South streets. The cream puffs are in the planning to erect on the west side in the city and three warehouses ranging from \$10,000 to \$20,000 are to be along the Denver & Rio Grande street.

Improvements in several of the residence districts have been started during the winter but will be little activity in this April inasmuch as this work is done on an economical basis and the weather settles so that work and grading can be carried on.



Throw on the juice,  
Turn her loose,  
Follow your nose,  
Keep down your toes,  
And you will land at

## MULLETT'S

When looking for Automobile Togs, stop in and let us show you our new 1910 line of motor clothes.

Automobile Caps  
Automobile Rugs  
Automobile Gloves  
Automobile Coats

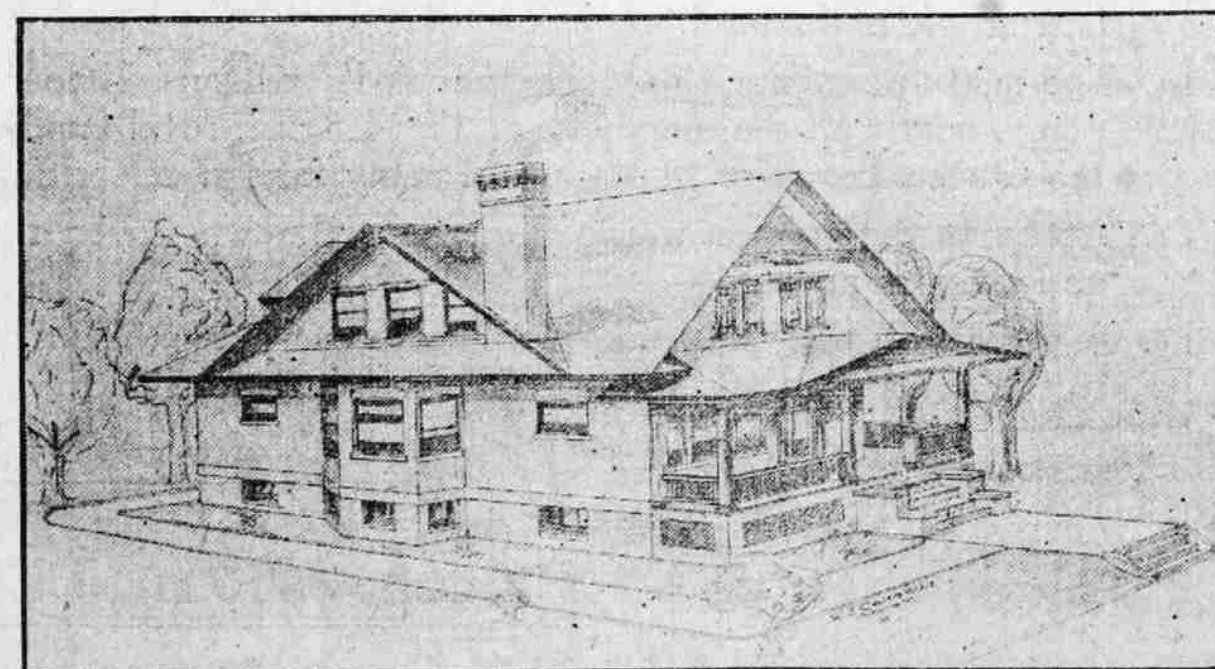
Our new 1910 model automobile overcoat is one of the classiest garments ever offered to the public—raglan shoulders, high collar and over six yards of cloth in the skirt of coat. Come in and look them over.

XTRAGOOD VALUES.

## MULLETT CLOTHING COMPANY

Half block west from Main on Second South.

## Attractive Home for Dr. Weiler



The attractive little dwelling now being erected at 42 East Seventh South street for Dr. George Weiler has received considerable attention on account of its unique and artistic design, as shown in the accompanying illustration. The plans provide for seven spacious

rooms and an elegant reception hall and stairway and convenient operating room on the main floor. On the second floor there are a convenient sleeping porch and three bedrooms. The interior finish for the ground floor will be selected oak with hard maple floors, while curly pine will be used

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## WARREN TOPPAN, Lynn, Mass.



Cured of severe compound cold and cough by

**Vinol**

"From Dec. 20, '08, to March 1, '09, I had three bad colds, one on top of the other. I got so weak I could hardly get around. Nothing seemed to help me until I began to take Vinol. The change was magic. Three bottles completely fixed that compound cold and stopped the terrible cough—and what surprised me most, at the same time it cured me of a severe stomach trouble that has bothered me for 20 years.

Vinol is certainly a wonderful medicine. Mr. Toppan is one of Lynn's most prominent and highly respected merchants, whose word is as good as his bond.

The reason Vinol is so successful in such cases is because it contains the two most world-famed tonics—the medicinal, strengthening, body-building elements of Cod Liver Oil and Tonic Iron.

Your Money Back If You Are Not Satisfied. SMITH DRUG CO., also DRUEHL & FRANKEN, Druggists, SALT LAKE CITY.

**1/20 off**

The price of everything in our store is cut in half. Men's, Women's and Children's Suits and Coats.

YOUR CREDIT IS GOOD. \$1.00 a Week—\$4.00 a Month.

**Mercantile Installment Co.**

74 West Second South St.